

## WARRANTY DEED

BodyWorx L.L.C., a Wyoming limited liability company and Colby Garriffa and Destiny Garriffa fka Destiny Barry, husband and wife who took title as single people, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to MPI Real Estate LLC, a Wyoming limited liability company, GRANTEE, whose address is 1137 Cross Creek Ct, Sheridan WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

**Lot One (1), Block Four (4), West View Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, as recorded in Book W of Plats, Page 7.**

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;


SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.


WITNESS our hands this 31 day of May, 2024.

BodyWorx L.L.C., a Wyoming limited liability company

BY: 

Colby Garriffa  
Member

  
Colby Garriffa

  
Destiny Garriffa

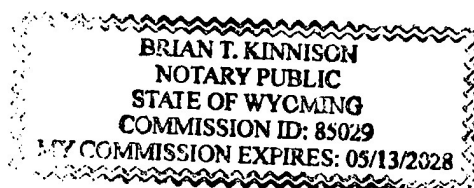
STATE OF WY )  
COUNTY OF Sheridan )ss.  
)

This instrument was acknowledged before me on the 31<sup>st</sup> day of May, 2024  
by Colby Garriffa, Member of BodyWorx L.L.C., a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-2028



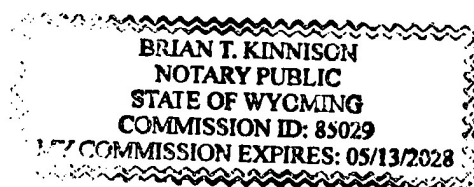
STATE OF WY )  
COUNTY OF Sheridan )ss.  
)

This instrument was acknowledged before me on the 31<sup>st</sup> day of May, 2024  
by Colby Garriffa.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-2028



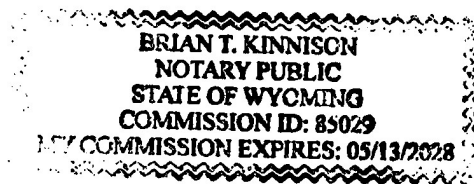
STATE OF WY )  
COUNTY OF Sheridan )ss.  
)

This instrument was acknowledged before me on the 31<sup>st</sup> day of May, 2024  
by Destiny Garriffa.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-2028



**NO. 2024-792301 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801